



Community & Economic Development Department

Northside Neighborhood & Pellissier Ranch Inter-Jurisdictional Specific Plan Request for Qualifications (RFQ)

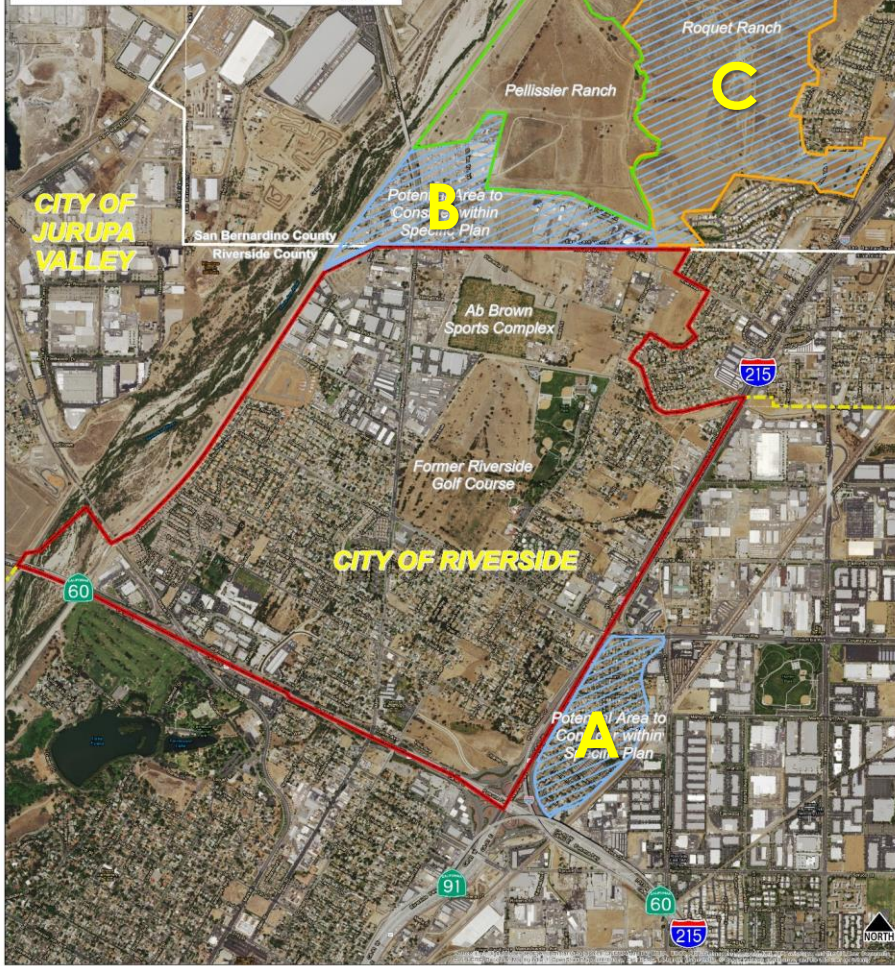
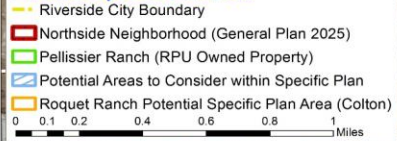
Stakeholder Review Meeting
February 19, 2016

BACKGROUND

- Meetings:
 - Spanish Town Heritage Foundation (9/16/15)
 - ORON – Northside SIT (9/24/15)
 - Board of Public Utilities (10/2/15)
 - Hunter Park Business Council (10/6/15)
 - Latino Network (10/7/15)
 - Springbrook Heritage Association (10/15/15)
 - Northside Improvement Association (10/19/15)
 - Raincross Group (10/23/15)
 - City-sponsored Community meeting (11/4/15)
 - City of Colton staff (1/25/16)
- Feedback from these meetings informed preparation of RFQ



Figure 2:
Northside Neighborhood & Pellissier Ranch
Potential Specific Plan Area



PROJECT AREA

- Northside Neighborhood (General Plan)
- Pellissier Ranch (RPU-owned)
- Areas Included:
 - A. Residential area east of I-215
 - B. Area between City of Riverside and Pellissier Ranch (City of Colton)
 - C. Roquet Ranch (City of Colton)

OUTLINE OF RFQ

- RFQ/RFP Schedule
- Introduction
 - Regional location
 - City history
- Project Summary
 - Project boundaries
 - Existing conditions
 - Issues and concerns
- Approach
- Project Schedule/Duration
- Desired Qualifications
- Submittal Requirements
- Selection Process



GOALS & DESIRED OUTCOMES

Goals:

- Define a community-based vision
- Preserve and protect existing neighborhoods
- Uphold historic preservation
- Accommodate mobility choices
- Evaluate natural, cultural, and historic resources
- Prepare “no nonsense” development standards
- Attain program-level CEQA clearance



Desired Outcomes:

- An effective public engagement work plan
- Real estate market analysis
- Comprehensive historic context analysis
- Cursory hydrologic analysis
- Area wide biological and natural resources analysis and mitigation program
- Illustrative document
- Complete CEQA analysis - Program Environmental Impact Report (PEIR)



DESIRED CONSULTANT QUALIFICATIONS



SCHEDULE*

Date	Task/Milestone
February 19 – March 7	Public review of Draft RFQ ← You are here
March 11	Official release of RFQ
April 15	Statements of Qualifications (SOQ) and concept proposals due
April 18-25	Staff evaluation of SOQ and concept proposals
April 26	Announcement of top 3 consultants to move on in process
May 11	Refined Scope of Work, Schedule and Budget due
May 18	Staff Interviews – a.m. Community Interviews – p.m.
May 24	Consultant score/ranking announced
June 17	Public Utilities Board Meeting
July 14	Land Use Committee Meeting
August 23	Anticipated City Council Hearing – Approval of Contract
August 24	Commencement of Specific Plan process

**Dates tentative and subject to change based on official release date*



COMMUNITY PARTICIPATION

Public to participate in selection process

- Review of Proposals
- Public Interviews
- Community evaluations account for 25 percent of overall evaluation scores (135 total points)

Community Representative Interview Evaluation Criteria	Max. Possible Score
The consultant team communicates clearly	7
The consultant team is knowledgeable about Riverside	7
The consultant team is receptive (listens) to the public and answers questions appropriately	7
Overall quality of the presentation to the Community	7
The consultant team is a good fit for Riverside	7
TOTAL	35 Points



NEXT STEPS

- Review Draft RFQ
- Share with others!
 - Available online at:
Riversideca.gov/planning/northside
 - City to email prior participants
- Submit comments by 5:00 p.m. March 7, 2016 to:
 - David Murray, Senior Planner
dmurray@riversideca.gov
- Release of RFQ on March 11, 2016
- Website will be updated regularly

